

MAGI # 0437452511

**HISTORIC PRESERVATION CERTIFICATION**  
**APPLICATION — PART 1**  
(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

**PART 1 EVALUATION OF SIGNIFICANCE**

1. NAME OF PROPERTY: 2212-2214 Boston Street  
Address of property: Street 2212-2214 Boston Street  
City Baltimore County \_\_\_\_\_ State MD Zip Code 21231  
Name of historic district in which property is located: Canton Historic District

2. DESCRIPTION OF PHYSICAL APPEARANCE:  
(see instructions for map and photograph requirements—use reverse side if necessary)

See Attached

3. STATEMENT OF SIGNIFICANCE:  
(use reverse side if necessary)

See Attached

Date of construction (if known) c. 1870 ☒ Original site ☐ Moved Date of alterations (if known) 1935, 1959, 1970, 1971

## 4. NAME AND MAILING ADDRESS OF OWNER:

Name Boston Street Venture Limited Partnership, c/o Marshall A. Janoff  
Street 2220 Boston Street  
City Baltimore State MD Zip Code 21231  
Telephone Number (during day): Area Code (301)276-3600

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Signature \_\_\_\_\_ Soc. Sec. No. \_\_\_\_\_ Date \_\_\_\_\_

Prepared by: Barbara Hoff, Dalsemer, Catzen & Associates, Inc. 121 Water St., Balto., MD 21202 (301)837-3691

## For office use only

The structure described above is included within the boundaries of the National Register historic district and ☐ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6), ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district.

Signature [Signature] Date 8-15-83  
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,

☐ is hereby certified a historic structure  
☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

Signature [Signature] Date 8/27/83  
Keeper of the National Register

Name/Address of Property: 2212-2214 Boston Street, Baltimore, Maryland

B-3745

DISCRIPTION OF PHYSICAL APPEARANCE:

2212-2214 Boston Street is an Italianate style, attached commercial building, that was originally part of a retail row with residential space above. It has recently been rehabilitated by the Janoff Associates Company, which sharpens drill bits used in the construction of computer circuits.

The building is three stories high, three bays wide with a rectangular plan and a shed roof. Attached to the north elevation there is a two story high, three bay wide backbuilding which also has a rectangular plan and a shed roof. Both buildings are constructed of brick with a wood, internal frame.

The most notable features occur on the facade (southwest elevation). The original first floor commercial facade and cornice were removed earlier in the twentieth century, but a plain wood and metal cornice was installed above the storefront during the recent rehabilitation. This cornice will be modified by the addition of plain end brackets and a crown molding so that it will be more appropriate and compatible with the character of the building.

Above the storefront, the facade is finished with painted brick in running bond. There are window openings in each bay of each floor. Each window opening has six over six, wood, double hung sashes with straight lintels on the second floor and segmentally arched lintels on the third floor. The rehabilitation plan will restore the one over one windows. At the roofline, there is an original, large, wood cornice detailed with dentils and modillions.

The northwest (side), northeast (rear), and south east (side) elevations are plain brick with no distinguishing features other than small brick chimneys scattered around the edge of the roof. There is one with a pointed arch cap in the northwest wall of the main building and there are two with plain caps in the backbuilding. Windows in these walls are one over one, wood. These elevations have undergone several alterations over time including, in the northeast wall, opening of a large vehicular service door and the addition of small windows. Only one window was added in the recent rehabilitation.

Since the building has had a wide variety of owners, and commercial uses, the building has experienced numerous alterations of the interior over time. The original stairway exists on each floor. Significant stairway features include glazed ceramic tile and paneled wood wainscoting in the entrance vestibule (probably a late 19th century addition), a decorative wood and glass door between the vestibule and stair, reeded newel posts, turned balusters, and brackets on the stair string. The rest of the first floor has recently been converted from a machine shop into offices and shops of the Janoff Company.

The second floor has also been altered over time, and now contains a sidehall, meeting room, dining room, and kitchen for the Janoff Company. These walls and spaces are probably original. The partition walls are all built of plaster and lath, now covered with imitation wood paneling or drywall. The original wood floors remain beneath carpeting. The original fireplace also remains in the west wall of the meeting room. In the 1960's or the 1970's, a previous owner built the present brick fireplace around the existing fireplace and mantel. In a small mechanical room adjacent to the stair, some original beaded moldings also remain. Imitation wood paneling installed by a previous owner also remains in this space.

The third floor plan consists of four asymmetrical rectangular spaces. The walls are built of plaster and lath and the floors are random width wood. The wood floors are the second layers to be applied over the original wood floors. There are wood baseboards and molded wood door surrounds with bullseye blocks. The balustrade around the top of the staircase has been rebuilt of drywall. The partitions, which are extremely thin, appear to be early 20th century additions.

The general condition of this building is very good.

Name/Address of Property: 2212-2214 Boston Street, Baltimore, Maryland

B-3745

STATEMENT OF SIGNIFICANCECANTON HISTORIC DISTRICT SUMMARY STATEMENT

This building lies within the Canton Historic District, which is significant because it was developed as a result of nineteenth century industrial paternalism, as the location of many of Baltimore's most important industries, and as the location of many of Baltimore's strongest ethnic communities.

The district grew as the result of the creation of the Baltimore and Ohio Railroad, which, in turn, motivated the formation in 1829 of the Canton Company, a group of speculators incorporated for the purpose of buying and developing land then east of Baltimore. The company felt that construction of the railroad would result in great industrial growth in the city--hopefully on their land. The company's subsequent construction of housing, streets, docks, warehouses, and factories did result in steady construction on Canton Company land of residences and industries from 1830 to 1870. There was little geographic organization, but a general west to east progression developed with the industries grouped along the coastal area.

After 1873, when the company opened its Union Railroad connecting the district to major railroads leading north, east, and west of the city, major industrial expansion took place. Copper, canning, food packing, and fertilizer industries became the largest employers, but there were a multitude of other concerns as well.

The Canton Company's strategy for attracting industry involved not only providing physical improvements, but also providing stable, inexpensive labor. Thus, the company promoted the employment opportunities of Canton throughout Europe and built numerous inexpensive houses for the workers to rent or to buy. The plan succeeded: Welsh, German, Irish, Italian, Polish, and several east European nationalities established strong communities. The variety of industry, the provision of housing, and the provision of other benefits by both the Canton Company and the industries resulted in the strong, stable working class community which the company desired. By the 1920's, physical growth in the district was complete.

The present environment of the district represents a typical late nineteenth century industrial neighborhood. Houses and factories lie across the street from each other. The houses are built in rows of identical houses rather than in groups of individual dwellings. The maximum number of houses possible was built on each block; as a result, the houses are small in scale and nearly every street or alley lot has or had a building built on it. Inexpensive brick and wood were used in the construction with little if any ornament. The emphasis of the houses' design lies mainly on the facade.

2212-2214 BOSTON STREET

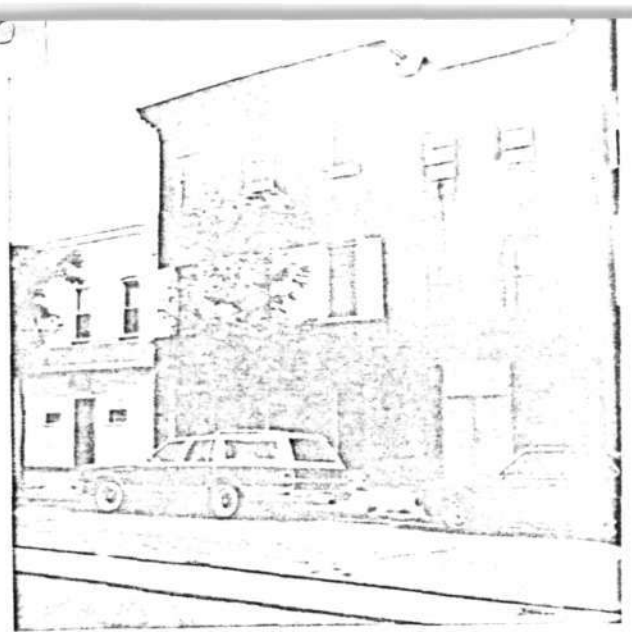
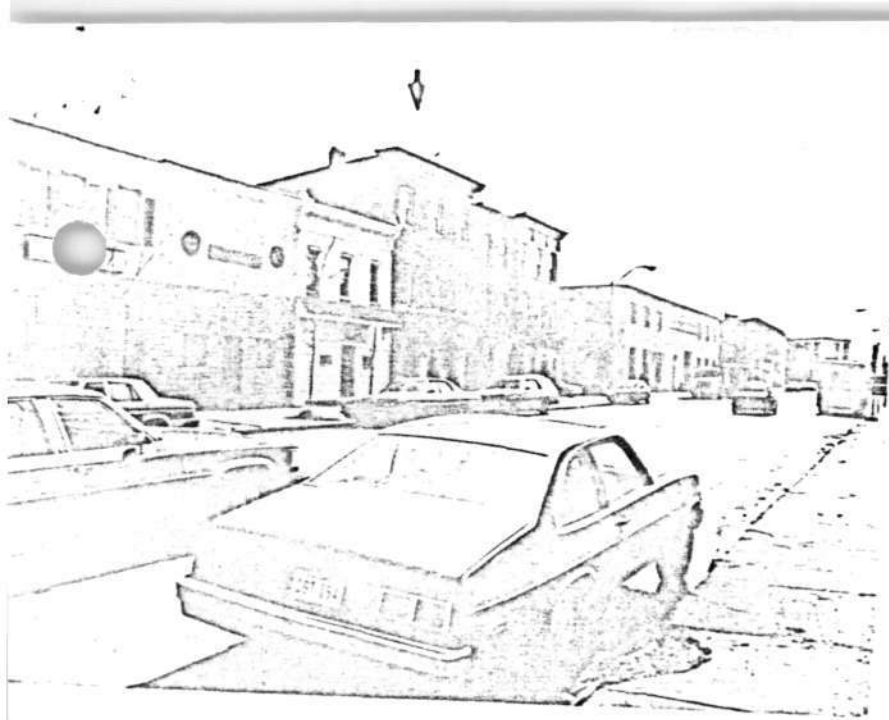
2212-2214 Boston Street contributes to both the architecture and history of the Canton Historic District. It represents an early example of the Italianate style buildings found primarily in the east half of the district. This was the second major building style in the district following the Greek Revival style. The building illustrates this style through its flat facade, shed roof, and ornate cornice. The simplicity the building's design, which is accented only by the roof cornice, is representative of the vernacular character of this working class district. The building also contributes to the surrounding streetscape because it contains the setback of adjacent buildings, possesses typical brick elevations, exhibits a very simple design, and is fairly small in scale.

Name/Address of Property: 2212-2214 Boston Street, Baltimore, MarylandB-3745STATEMENT OF SIGNIFICANCE

The building was constructed c.1870 for C. William Haacke, who opened a restaurant in it. The building is an infill structure built in the first area of the district to be developed: by 1870 almost all of the east quarter of the district was filled with houses. This particular site is the southern extremity of the retail/residential area, directly across the street is the coastal industrial area of the district. The building has continued to serve commercial and residential functions since its construction. Many alterations of the original structure have occurred over time; most recently, the first floor was converted into a machine shop office and residence in 1970, and in 1982 Janoff Associates replaced the shop with its offices and shop.

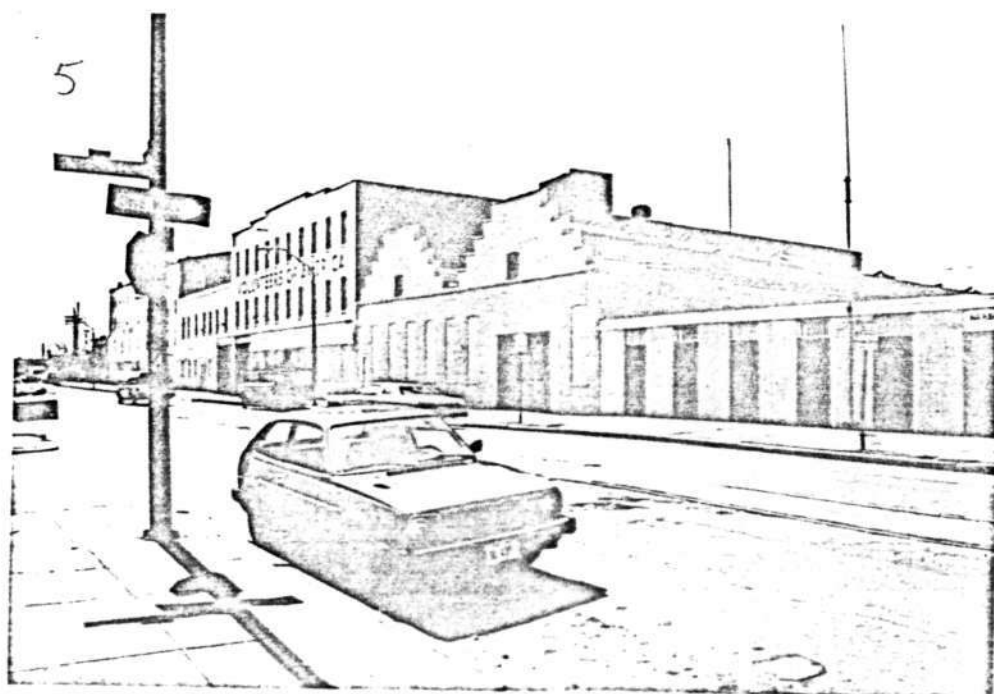
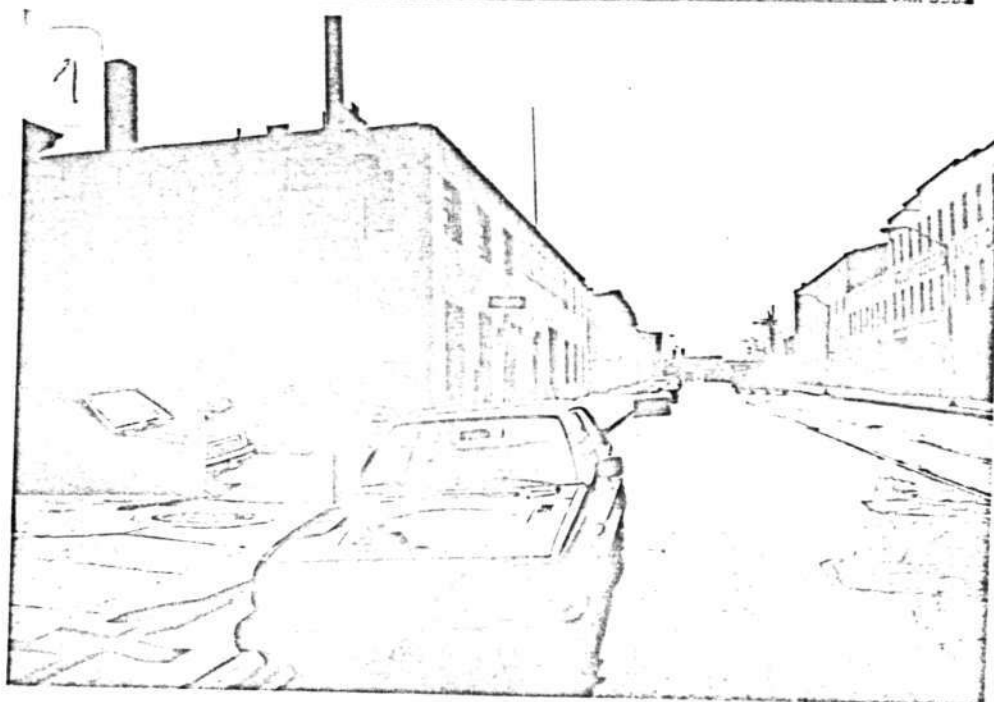
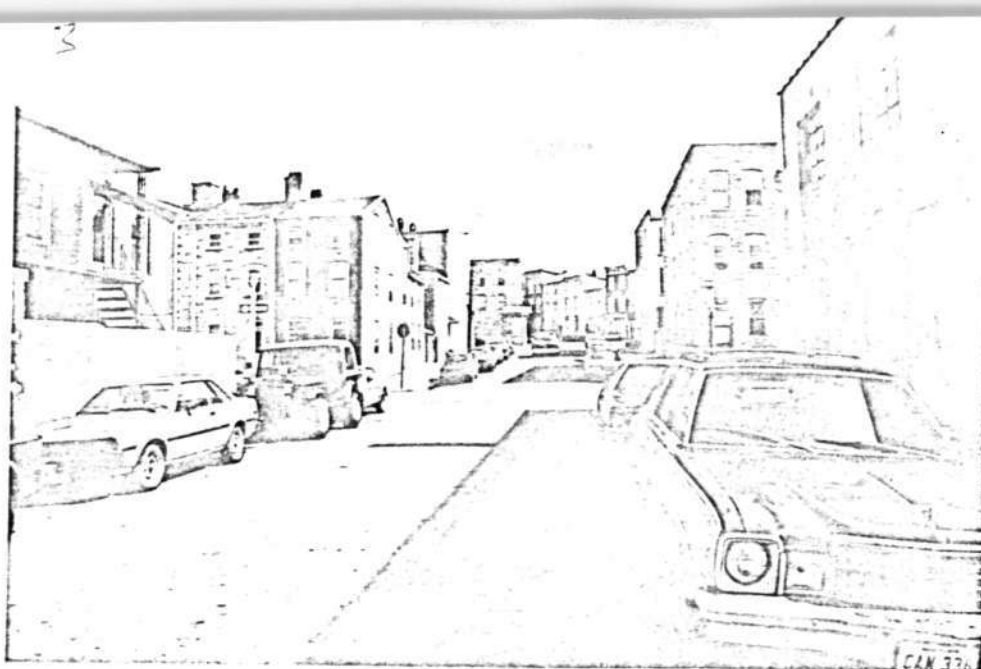
Despite the numerous uses of the building, it still retains its essential, character defining integrity in its massing, basic plan, scale, materials, and design features such as the roof cornice, the segmentally arched windows, the chimneys, and the decorative staircase.





2212-14 BOSTON ST.  
BALTIMORE MARYLAND  
FACADE : BEFORE REHAB





B-3745

B-3745  
2212-2214 Boston Street  
Block 1833 Lot 013  
Baltimore City  
Baltimore East Quad.

